

City of Alexandria
Potomac Yard Design Advisory Committee (PYDAC)
Public Hearing
Agenda

Wednesday, September 19, 2018

7:00 p.m.

Potomac Yard Fire Station Community Room
650 Maskell Street

1. Call To Order

2. Overview – Staff

- a. Board vacancies & composition
- b. Agenda
- c. Introduction of projects

3. Meeting Notes

- a. June 27, 2018 Meeting

4. Silverstone Senior Living; Landbay H

Project Address: 2606 Main Line Blvd

Project Summary: **Staff**

Presenter(s): Applicant

- a. *Key Items for Discussion:*
 - i. Project development
 - ii. Design review for recommendation
- b. Applicant Presentation
- c. Discussion with PYDAC
- d. Public Comment

5. Other Business

6. Motion to Adjourn

The Potomac Yard Design Advisory Committee (PYDAC)

June 27, 2018

7:00pm to 9:00pm

The Station at Potomac Yard Community Room

Committee Members in Attendance:

Jason Albers – Chair

Anthony Istrico

Jorianne Jernberg

Timothy Casey

Matthew Johnston

Absent:

Elizabeth Wrightson

Nicholas Jordan

Francisco Duran

Jeremy Fretts

City Staff:

Bill Cook, Urban Planner, P&Z

Nathan Imm, Principal Planner, P&Z

Applicant Representatives:

Cathy Puskar, Walsh Colucci Lubeley & Walsh

Bobby Zeiller, Silverstone

Mat Hart, Perkins Eastman

Douglas Campbell, Perkins Eastman

Trini Rodriguez, Parker Rodriguez

AGENDA ITEMS

1. Approval of minutes from April 18, 2018 PYDAC Meeting
2. Approval of minutes from May 16, 2018 PYDAC Meeting
3. Landbay H: 2606 Main Line Boulevard

CALL TO ORDER

Mr. Albers opened the meeting at approximately 7:10 p.m. A quorum for the meeting was established.

DISCUSSION

Agenda Item #1: Approval of minutes from April 18, 2018 PYDAC Meeting

There was no discussion on the minutes. Mr. Casey moved to accept, seconded by Mr. Istrico.

Agenda Item #2: Approval of minutes from May 16, 2018 PYDAC Meeting

There was a question whether the minutes could be accepted as an official meeting since there was no quorum for that meeting. The committee was advised by staff to accept the minutes as the official record of the meeting since a public meeting was held, although there had not been a quorum to take official action. Otherwise there was no discussion of the minutes. Mr. Casey moved to accept, seconded by Mr. Istrico,

Agenda Item #3: Landbay H: 2606 Main Line Boulevard (Silverstone Senior Living)

Introduced by Cathy Puskar, attorney representing the applicant. In addition to a project design overview, the applicant is requesting bonus height for the provision of affordable housing. Other members of the design team give subsequent contributions to the presentation.

- Ms. Jernberg asked how the property was taxed, Ms. Puskar confirmed commercial.
- Trini Rodriguez: Describes circulation and general plan of open space and landscaping. Ms. Puskar notes additional open space on terraces on both buildings.
- Mr. Istrico asked if there will there be physical barrier between the property and Route 1. Ms. Puskar replied no since there is design guideline requirement for a pass through.
- Ms. Jernberg asked about the material for the entry pavement, Ms. Puskar replied it would not be asphalt because that is not suitable for above a parking structure. It could be pavers or stamped concrete, but not yet determined.
- Mr. Albers asked about the structure for the tree planters above the garage structure. Mr. Campbell replied that some soil would be sunken and some would be above the deck level but the design would be cognizant of the soil requirements for the health of the trees.
- Douglas Campbell: Notes the issue of the block as a transition between different scales on two adjacent blocks. Notes that the building setbacks are different from south to north. The buildings are “complimentary,” similar but not the same. Building 2 is darker, Building 1 is slightly taller and lighter color palette. Memory care residents have outdoor space, but above-grade is safer for them. Discusses how Building 1 transitions west to east on the south elevation.
- Mat Hart: Discusses massing concepts and how they developed and staff feedback. City staff had comments about penthouses and how they are integrated and how they should have visual interest. Discusses how masses are organized along the Route 1 and Main Line Blvd facades, and how Building 1 corner setback transitions between shorter adjacent building.
- Nathan Imm clarifies they are in concept submissions and staff anticipates more. As façade progression evolves, staff expects applicant to return to PYDAC in the fall. Staff comments so far are high-level and conceptual.
- Ms. Jernberg inquired how planned heights will relate to nearby existing or planned development. Using a map in the presentation Ms. Puskar gave an overview of adjacent buildings, noting that planned townhouses are 1 block further south.
- Ms. Jernberg was pleased with the planned setbacks and commented that current setbacks in Potomac Yard are off putting from various perspectives, particularly to the south. Ms. Puskar states they are stepping back farther than required by the design guidelines.

- Mr. Johnston- what was this area originally planned for? Ms. Puskar, originally office. Property across mainline was originally envisioned as a GSA tenant. Office market is still evolving. Notes that the Master Plan and CDD amendments are changing office to the housing. He thinks the use is a good one. Cathy notes it was well received by the nearby home owner's association.
- Mr. Casey, has Silverstone taken metro into account? Ms. Puskar, assisted Living is not dependent on it, though some residents will avail themselves.
- Mr. Johnston: Where will the affordable housing be? Ms. Puskar, probably auxiliary grant units in the Building 1. These are most deeply subsidized.
- Mr. Casey, how would security aspect work in Building 1 (Memory Care)? Ms. Puskar, grant units would be distributed throughout the building. Mr. Campbell, memory care is isolated floor, Silverstone has worked out what the phases are and where they are located within the building.
- Resident question about temporary walkway during construction. Ms. Puskar gives an overview of this and when it comes up for review during the development process.
- Resident asks when applicant can present to PYCA. Ms. Puskar says she can do it.
- Ms. Jernberg, is Silverstone new to the city or moving from within? Ms. Puskar notes it is a new project in the city for the company and their first presence in the city, not to be confused with Silverado Memory Care. She notes the market for different senior housing products throughout the city and recent project approvals.
- Ms. Jernberg, notes the contrasts of existing building styles. Will this be transitional? Ms. Puskar says it's a difficult balance. Many complain about the sameness in Potomac Yard.
- Mr. Albers appreciates efforts to break up the building without making it choppy, inquiries about terraces on renderings. Mr. Hart notes the amenity areas on the roofs and terraces.
- An audience member asked of the anticipated construction date? Bobby Zeiler stated an optimistic timeframe would be late 2019 with probably 24 months of construction to follow.
- Ms. Jernberg inquires about surface parking behind Giant (Landbay G). Is it permitted? Ms. Puskar states it is staging for construction uses as permitted in conditions for other projects. Ms Jernberg thinks apartments are using it.

Meeting was adjourned at 8:03 p.m.



DEPARTMENT OF PLANNING AND ZONING

DATE: September 11, 2018

TO: Potomac Yard Design Advisory Committee (PYDAC)

FROM: Planning & Zoning Staff

SUBJECT: Silverstone Healthcare, Landbay H West

Summary of Proposal

The applicant, Silverstone Senior Living, is requesting approval to construct two new buildings on an 87,810 square foot (2.01 acre) site. The property is bounded by Maskell Street to the north, Mainline Boulevard to the east, Swann Avenue to the south, and Jefferson Davis Highway to the west.

Building 1 would be a 9-story structure located on the southern part of the site with 173,348 square feet (186 units) for assisted living/memory care and an additional 11,991 square feet of retail space. Building 2 would be an 8-story structure on the northern part of the site with 148,537 square feet (146 units) for assisted living/independent living. Total Floor Area Ratio (FAR) would be 3.80 for the site. Two levels of below-grade parking with a total of 274 spaces serve both buildings via a common access point.

Background

The CDD #10 Concept Plan currently designates the subject area for office use. The Potomac Yard/Potomac Green Small Area Plan (PYPGSAP) references the CDD Guidelines for CDD#10 including maximum building heights, land uses, and gross square footage per land use and maximum units per Landbay. The current proposal would require a Master Plan Amendment, CDD Concept Plan Amendment and text amendment to change the land use designation and add "Life Care Facility" as a permitted use. Staff is currently drafting a Text Amendment to the Zoning Ordinance which will replace the "Home for the Elderly" use with a new definition for "Life Care Facility." The Coordinated Development District table will need to be updated based on the proposed unit count mix and reduction of office use. The applicant is also requesting bonus height per 7-700 to increase the allowable height from 100' to 109' 1" feet along Mainline Boulevard and from 82' to 91' 9" * on the Route 1 for Building 1.

- 91' 9" is measured to the highest point, per the Zoning Ordinance, which includes the rooftop windscreen. However, the building height to the roofline is 85' 9".

The land-use approvals to be requested in conjunction with this project are:

- A Master Plan Amendment to permit Home for the Elderly (Life Care Facility);
- A CDD Amendment to permit Home for the Elderly (Life Care Facility);
- A Development Special Use Permit (DSUP) for a Home for the Elderly (Life Care Facility);
- A Special Use Permit for bonus height per Section 7-700;
- A Modification to the required vision clearance; and
- A Special Use Permit for an additional penthouse on each building.

Under the Development Special Use (DSUP) process, Staff from multiple City departments have provided comments for two Concept Plan reviews and a preliminary completeness review.

Site Design

The two buildings are accessed primarily from a mid-block curb cut on the west side of Mainline Boulevard that leads to a shared elliptical entrance drive providing curbside drop-off areas at the entrances of each building. Drivers may continue to the garage entrance. The loading dock for Building 1 is internal to the site and accessed via the same entrance drive, while the Building 2 loading dock is accessed from Maskell Street.

The elliptical entrance creates a central vehicle plaza with landscaping that forms the axis of the primary ground-level open spaces. Opposite the entrance drive, an opening between the two buildings gives a break in the Jefferson Davis Highway building wall, and provides a landscaped lawn area and mid-block pedestrian connection linking the highway, building entrances, and Mainline Boulevard. A landscaped courtyard surrounded by Building 2 on three sides is the setting for a series of outdoor spaces and resident amenity areas. Additional lawn and landscaped space is found south of the site fronting Swann Avenue and its center landscape island, yielding a total of 18,096 square feet (0.41 ac) of ground-level open space for the project. Additional open space is provided at the rooftop levels, totaling 13,734 square feet (0.31 ac). While there is no open space requirement per CDD #10, total open space is 36.3%, 20.6% at ground-level, and 15.4% above grade.

Since the last submission, the applicant has increased the amount of ground-level open space from .26 ac to .41 ac. The applicant has refined the design of the vehicular plaza, based on staff comment, to create a visually interesting space facilitated using textured materials and dynamic scoring patterns that clearly delineate the various functions.

Building Design

The buildings are similar, with a general “U” shape open to the south yet have distinct uses and functions. Both buildings have the greatest height along Mainline Boulevard per the height requirements of CDD #10, with the massing stepping down to a lower height along Jefferson Davis Highway. Overhangs and setbacks create a series of corner treatments and roof terraces. Retail space is planned for the southwest side of Building 1.

Since the last presentation in June, staff has worked with the applicant and the design team to make refinements to the building design and form. The current submission reflects changes in response to Staff comments and work sessions with the applicant. The design continues to reflect a clear distinction between the two buildings within an overall composition encompassing the entire block.

Staff finds the overall building form and organization successful in the following areas:

- Relative coloration of the two buildings, including the dynamic use of materials and balconies to create well designed and distinct buildings.
- Use of related forms (inverted “L” or “Z” shapes) for the NW corner of the northern building and SW corner of southern building.
- Consolidation, simplification, and integration of penthouse structures as part of the overall building design.

Since the last submission, refinements were made in the following areas:

- Penthouse integration and simplification on the northern and southern buildings.
- Varied datum line across both buildings to create a variety of building heights on the site. Building heights, inclusive of rooftop windscreens, range between 78’ 7” to 91’ 9”. However, heights of the actual buildings, measured to the roofline, range between 72’ 7” to 85’ 9” along Route 1. Along Mainline Boulevard, heights range between 96’ to 109’.
- Improved expression of the NE corner of Building 2 including façade and material proportions, and the massing of the angled corner and roofline.
- Increased proportion of glass between the brick forms and the contemporary articulation provided by secondary gray verticals on the northern building.

Conclusion

Staff believes the applicant has worked to successfully refine the building and site design in conformance with the design guidelines and to address staff concerns to date. Staff welcomes any further input that PYDAC members may have regarding the project design and provide a recommendation to Planning Commission docketed for the November public hearing.

SILVERSTONE - LANDBAY H WEST

PYDAC PRESENTATION

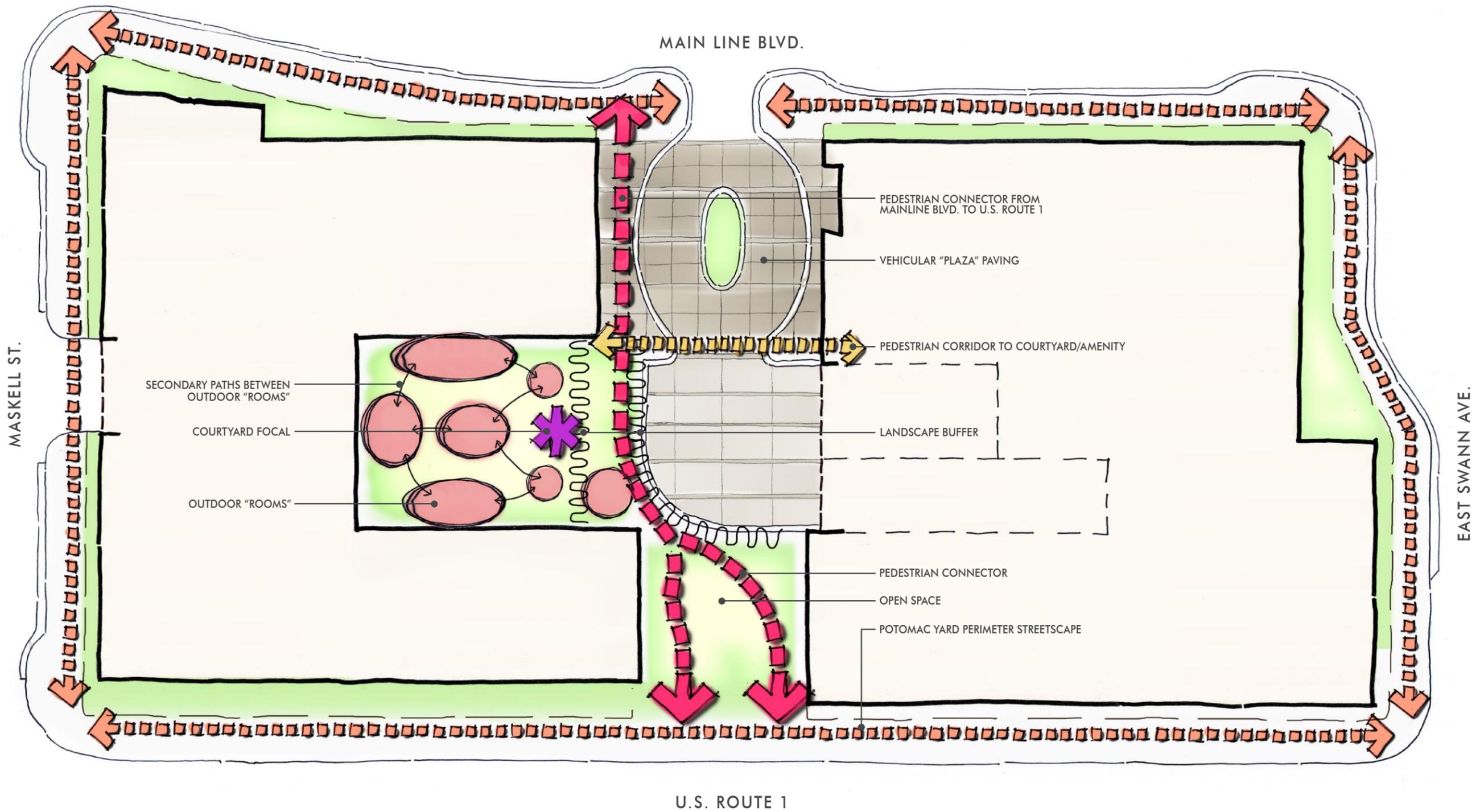


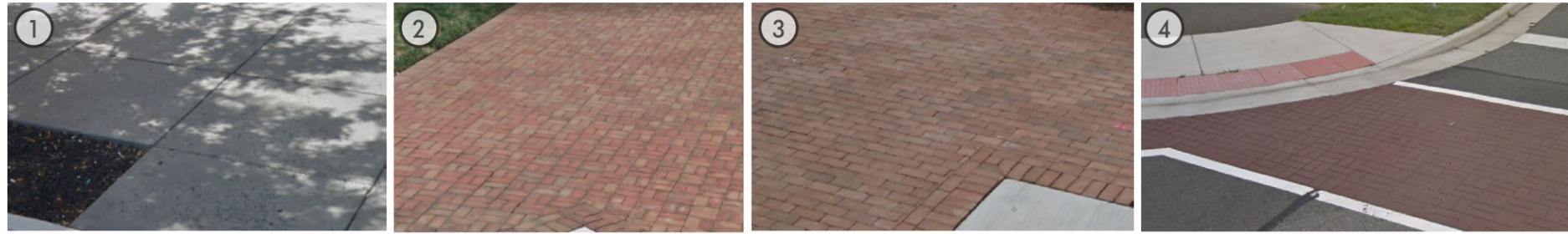
SITE PLAN

SITE PLAN



LANDSCAPE





1 CONCRETE PEDESTRIAN PAVING @ MASKELL ST.

2 BRICK PEDESTRIAN PAVING @ MASKELL ST. & MAINLINE BLVD.

3 BRICK PEDESTRIAN PAVING @ SWANN AVE.

4 CROSSWALKS @ SWANN AVE. & MAINLINE BLVD.





1 CONCRETE PEDESTRIAN PAVING @ MASKELL ST.

2 BRICK PEDESTRIAN PAVING @ MASKELL ST. & MAINLINE BLVD.

3 BRICK PEDESTRIAN PAVING @ SWANN AVE.

4 CROSSWALKS @ SWANN AVE. & MAINLINE BLVD.

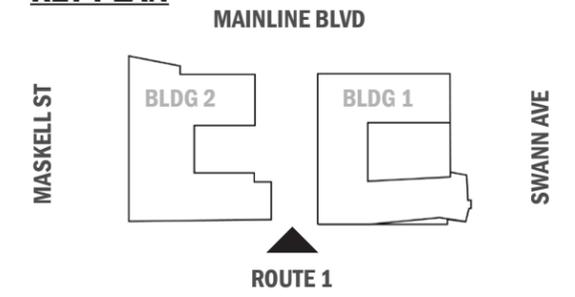




ELEVATIONS

WEST ELEVATION Route 1

KEY PLAN



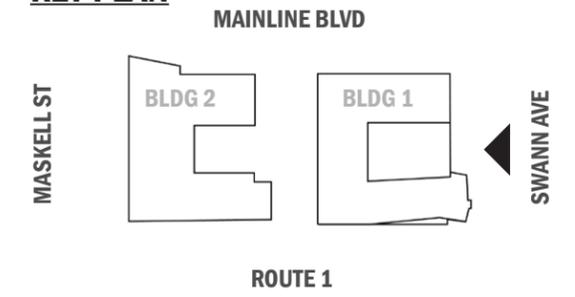
BUILDING 2



BUILDING 1

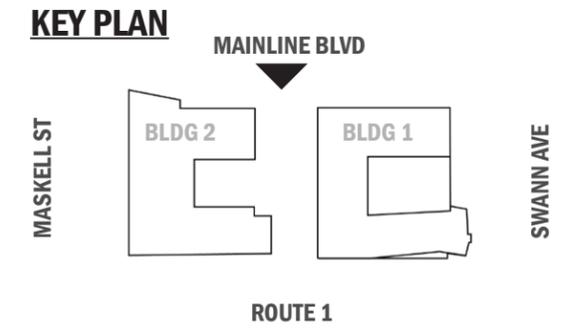
SOUTH ELEVATION Swann Ave

KEY PLAN



BUILDING 1

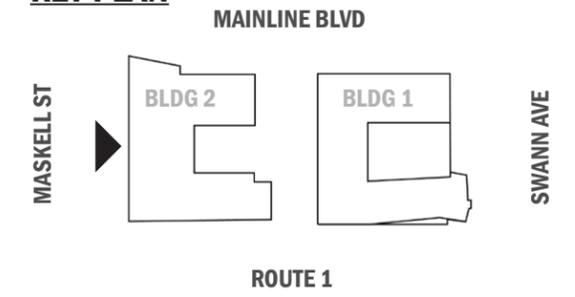
EAST ELEVATION Mainline Blvd



NORTH ELEVATION

Maskell St

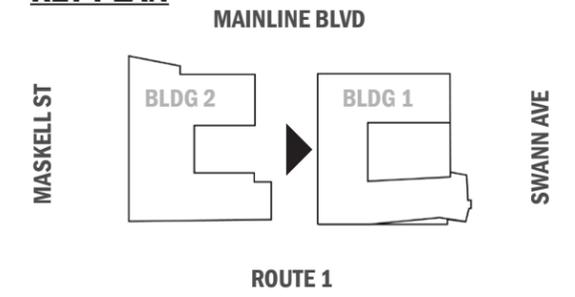
KEY PLAN



BUILDING 2

NORTH ELEVATION Building 1

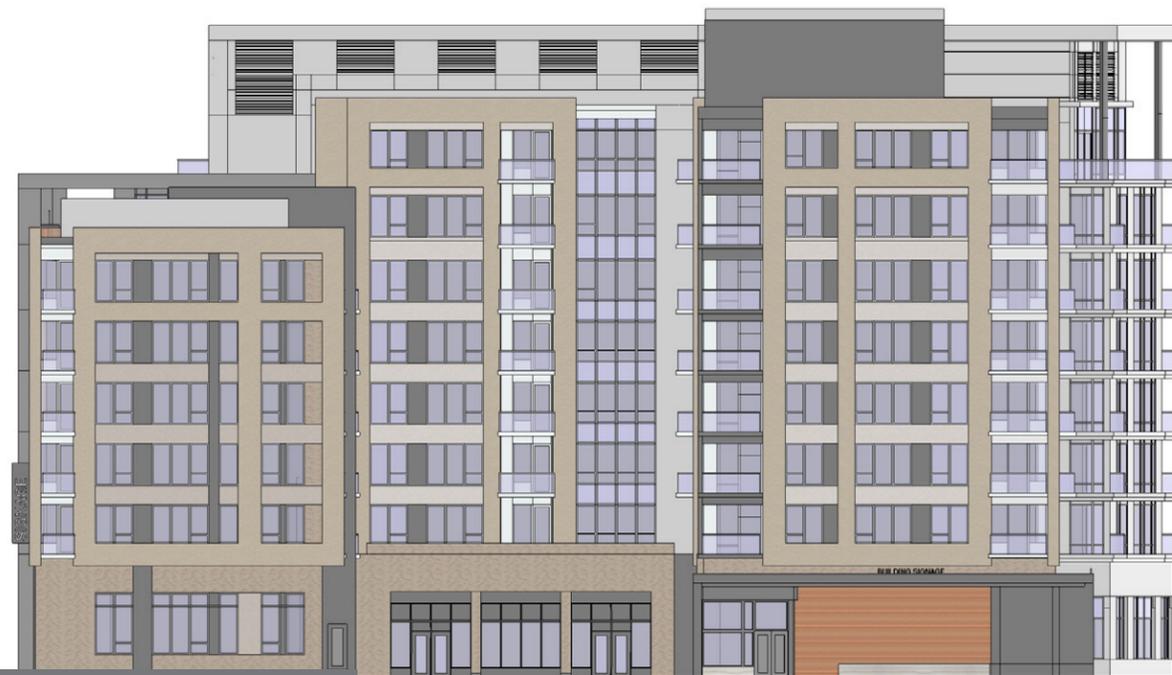
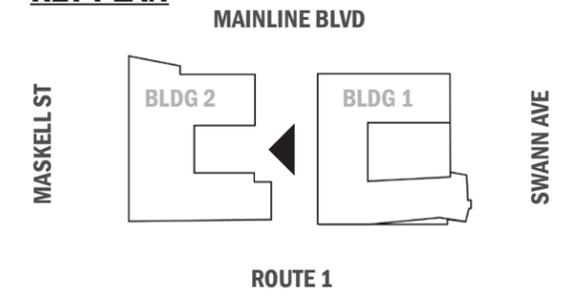
KEY PLAN



BUILDING 1

SOUTH ELEVATION Building 2

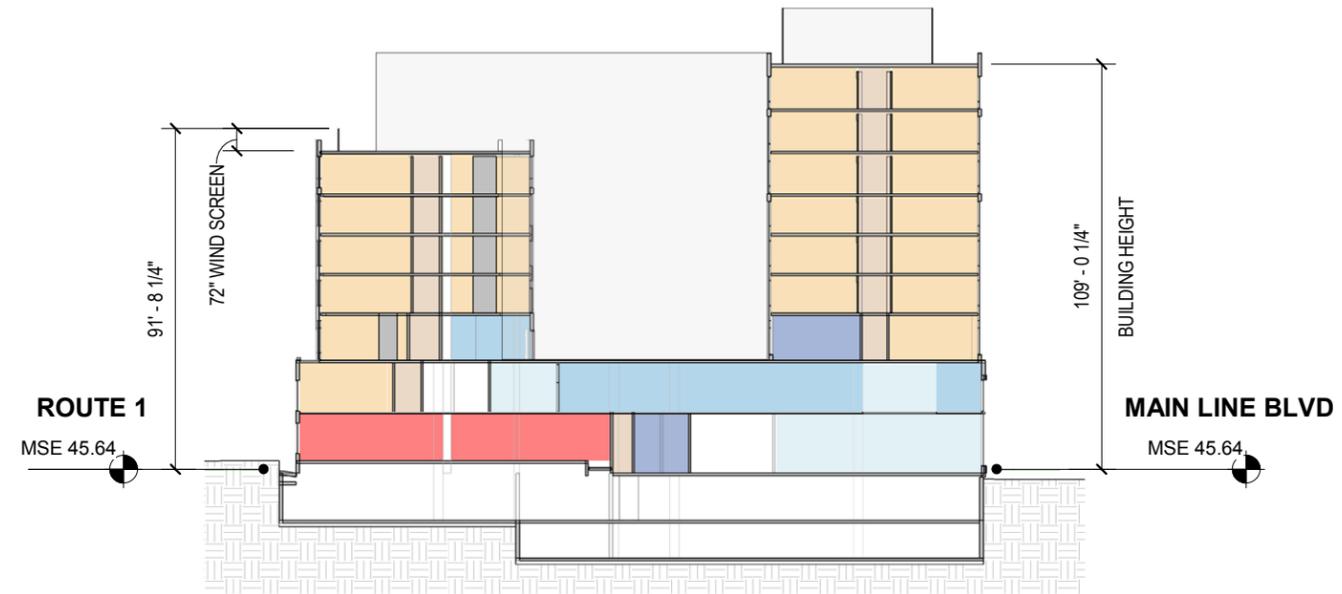
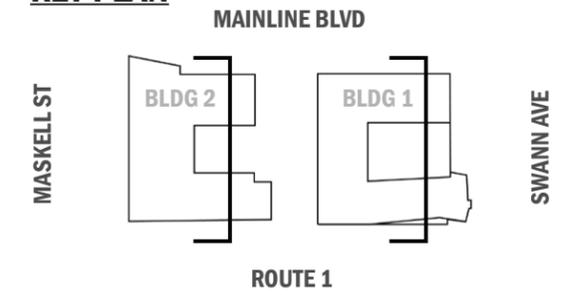
KEY PLAN



BUILDING 1

SECTIONS

KEY PLAN



BUILDING 1 SECTION



BUILDING 2 SECTION

STREET VIEW LOOKING NE



STREET VIEW LOOKING SE



STREET VIEW LOOKING SW

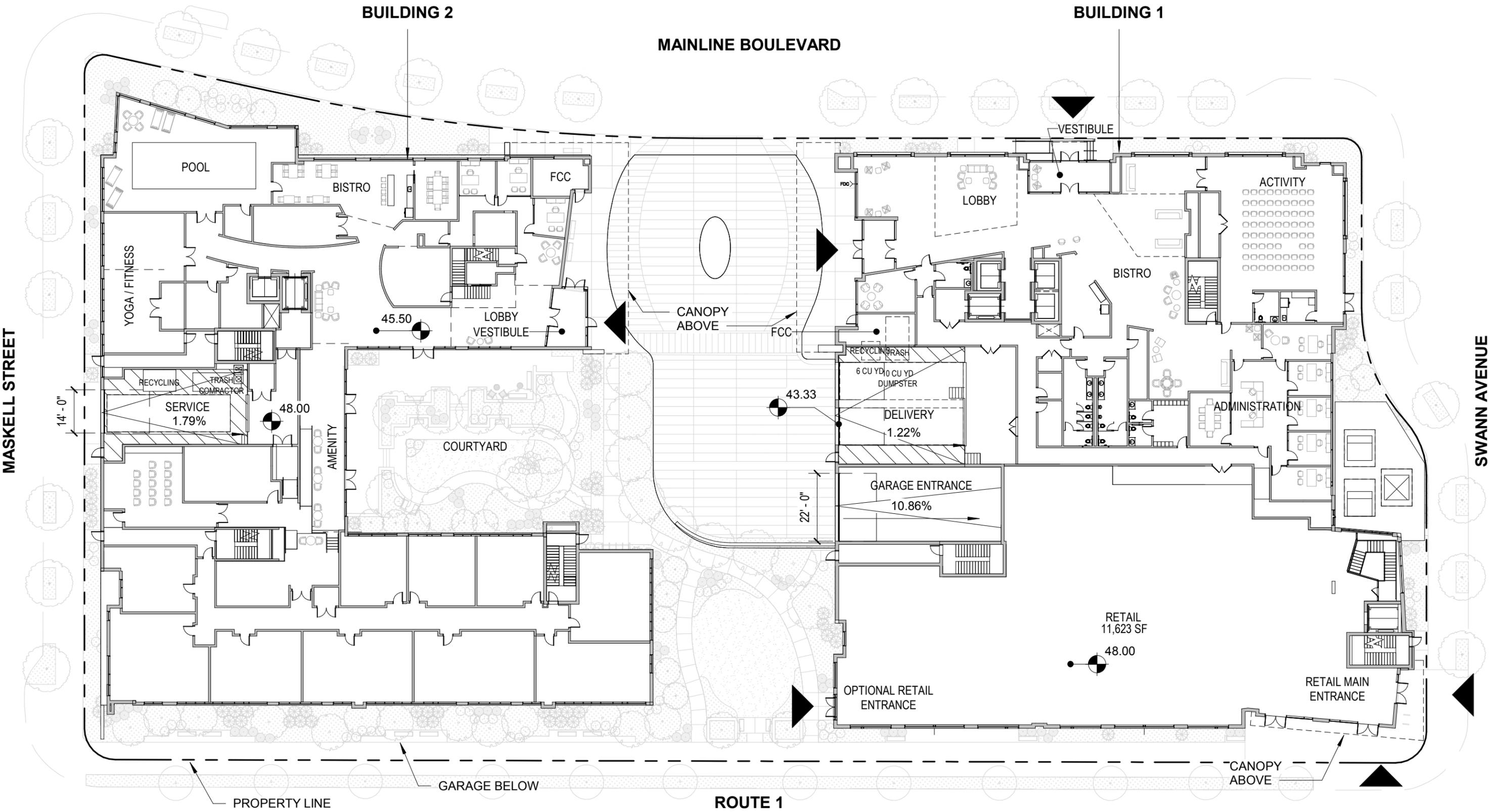


STREET VIEW LOOKING NW



THANK YOU

APPENDIX

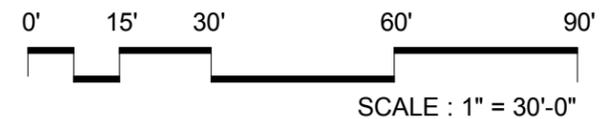


Perkins Eastman
 ONE THOMAS CIRCLE, NW
 WASHINGTON, DC 20005
 T. 202.861.1325
 F. 202.861.1326



LANDBAY H WEST, SILVERSTONE
GROUND FLOOR PLAN

9/26/2018



DWG. NO.: **X001**